



1 bed maisonette to rent in NE46

St. Marys Chare, Hexham,
Northumberland, NE46 1NQ

£650 pcm

🛏 x1 🪑 x1 🚿 x1

On Street parking

Unfurnished

Property features

- ✓ Maisonette on First and Second
- ✓ Town Centre Location
- ✓ Council Tax Band A
- ✓ Large Living Room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Lucy Sage
Branch Manager
Hexham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A surprisingly spacious one bedroom maisonette situated on the first and second floors of this Grade II listed building has been refurbished and maintained to a high standard.

A particularly attractive feature is the large living space on the top floor, which has windows to the front and rear, making it a light daytime space, and is above the shadow of the properties across St. Marys Chare. It has exposed wooden roof trusses which highlights the character of the property. Other rooms also have exposed wooden beams.

The property is offered with the benefit of gas fired central heating and the accommodation comprises: Entrance at ground level, Kitchen/Diner, Bathroom/WC, Double Bedroom, Large Lounge.

St Marys Chare is locally referred to as Back Street and it runs between Battle Hill and Market Place, behind Boots and other shops in Fore Street. Hexham was recently named as the happiest place to live in the UK and it has a wide range of facilities and amenities for all ages, including: shops, leisure facilities, hospital and medical centres, main line bus and rail services and much more.

For further information and your appointment to view please call our Hexham team

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £675.00

Length of Tenancy: 6 months

Rent: £650 pcm

Property Type: Maisonette

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Living Room



Kitchen/ Diner




Bedroom one



Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

St. Marys Chare, Hexham, Northumberland, NE46 1NQ

Contact your local branch today for more information on this property:

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hexham@pattinson.co.uk, www.pattinson.co.uk**

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